

# Design Adjustment Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	<b>Project Name</b> Trinity Woods Apartments		
	<b>Case Number</b> SR-4-18		
	<b>Transaction Number</b> 541656		
<b>OWNER</b>	<b>Name</b> KOTARIDES DEVELOPERS		
	<b>Address</b> 5601 VIRGINIA BEACH BLVD		<b>City</b> VIRGINIA BEACH
	<b>State</b> VA	<b>Zip Code</b> 23462	<b>Phone</b> 757.461.1000
<b>CONTACT</b>	<b>Name</b> C. ROSS MASSEY, PE		<b>Firm</b> STEWART INC
	<b>Address</b> 421 FAYETTEVILLE STREET SUITE 400		<b>City</b> RALEIGH
	<b>State</b> NC	<b>Zip Code</b> 27601	<b>Phone</b> 919.866.4781
<b>REQUEST</b>	<b>I am seeking a Design Adjustment from the requirements set forth in the following:</b>		
	<input type="checkbox"/> <a href="#">UDO Art. 8.3 Blocks, Lots, Access</a>	- See page 2 for findings	
	<input checked="" type="checkbox"/> <a href="#">UDO Art. 8.4 New Streets</a>	- See page 3 for findings	
	<input type="checkbox"/> <a href="#">UDO Art. 8.5 Existing Streets</a>	- See page 4 for findings	
	<input type="checkbox"/> <a href="#">Raleigh Street Design Manual</a>	- See page 5 for findings	
	<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>		
We are requesting a design adjustment to locate the required 6 ft wide sidewalk along the back-of-curb due to the presence of Duke Power Transmission line pole. The location of the sidewalk conflicts with the required 6 ft planting area, therefore a fee-in-lieu will be provided for the street trees.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

## CHECKLIST

Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

**Submit all documentation, with the exception of the required addressed envelopes and letters to**  
[designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

**Deliver the addressed envelopes and letters to:**  
Development Services, Development Engineering  
One Exchange Plaza, Suite 500  
Raleigh NC, 27601

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA -</b>	<b>-</b>
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	<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>		
We are requesting a design adjustment to waive maximum block perimeter and connectivity regulations due to the presence of existing topography, streams and other natural features, i.e. floodplains on site. These conditions prevent any construction of accessways to adjacent properties to the north and west of our site. We will, however provide a driveway connection to the property to the east.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

## CHECKLIST

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Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
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<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA -</b>	<b>-</b>
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## Article 8.3, Blocks, Lots, Access

### Administrative Design Adjustment Findings



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

**8.3. Blocks, Lots, Access - connectivity and access is provided to maximum extent practicable.**

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

**Yes, no change is needed to adopted City plans.**

- C. The requested design adjustment does not increase congestion or compromise Safety;

**No, the development will have 2 accesses from Trinity Road with internal circulation using driveways. We will provide a connection to the adjacent property to the west of our site. No impact to safety.**

- D. The requested design adjustment does not create any lots without direct street Frontage;

**No, the project fronts Trinity Road and will not be subdivided.**

- E. The requested design adjustment is deemed reasonable due to one or more of the following:

1. Topographic changes are too steep;
2. The presence of existing buildings, stream and other natural features;
3. Site layout of developed properties;
4. Adjoining uses or their vehicles are incompatible;
5. Strict compliance would pose a safety hazard; or
6. Does not conflict with an approved or built roadway construction project
7. adjacent to or in the vicinity of the site.

**The existing topography, stream buffers, and floodplain on our site prevents connections to adjacent properties to the north and east of our project.  
See attached Exhibit A**

# Raleigh Street Design Manual

## Administrative Design Adjustment Findings



DEVELOPMENT  
SERVICES  
DEPARTMENT

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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;  
**Access and connectivity is provided to maximum extent practicable.**
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
**Yes, no change is needed to adopted City plans.**
- C. The requested design adjustment does not increase congestion or compromise safety;  
**There is no impact to congestion or compromise to safety.**
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and  
**No**
- E. The requested design adjustment has been designed and certified by a Professional Engineer.  
**Yes**

# Individual Acknowledgement



DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

I, Jamie L. Harward, a Notary Public do hereby certify that  
Ryan Hambleton personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

This the 19<sup>th</sup> day of April, 2018.



Notary Public

[Signature]

My Commission Expires: July 16, 2018

## **Article 8.4, New Streets**

### **Administrative Design Adjustment Findings**



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

**Yes, pedestrian access is maintained and a fee-in-lieu is provided for street trees.**

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

**Yes, no change is needed to adopted City plans.**

- C. The requested design adjustment does not increase congestion or compromise safety;

**There is no impact to congestion or compromise to safety.**

- D. The requested design adjustment does not create additional maintenance responsibilities for the City;

**No, the maintenance responsibilities for the sidewalk should be the same.**

- E. The requested design adjustment has been designed and certified by a Professional Engineer; and

**Yes**

- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.

**There is no adverse issue with Stormwater collection or conveyance with the shift of the sidewalk to along the back of the curb.**

# Raleigh Street Design Manual

## Administrative Design Adjustment Findings



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;  
**Pedestrian access is maintained and a fee-in-lieu is provided for street trees.**
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
**Yes**
- C. The requested design adjustment does not increase congestion or compromise safety;  
**There is no impact to congestion or compromise to safety.**
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and  
**No, the maintenance responsibilities for the sidewalk should be the same.**
- E. The requested design adjustment has been designed and certified by a Professional Engineer.  
**Yes**



# Individual Acknowledgement



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STATE OF NORTH CAROLINA  
COUNTY OF wake

INDIVIDUAL

I, Jamie L. Harward, a Notary Public do hereby certify that  
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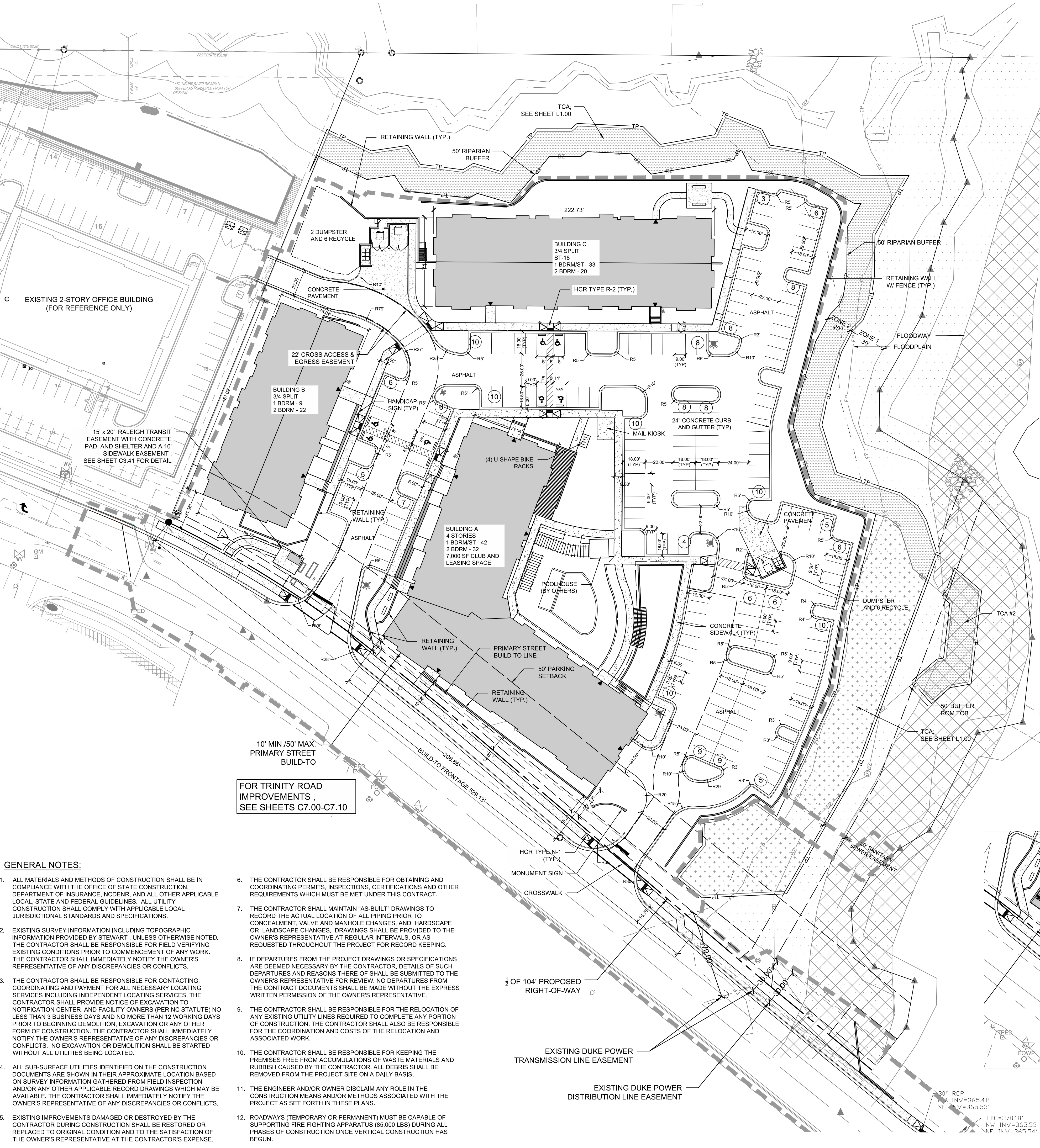
GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

EXISTING DUKE POWER  
TRANSMISSION LINE EASEMENT

EXISTING DUKE POWER  
DISTRIBUTION LINE EASEMENT



SITE DATA TABLE

ZONING: OX - 4 - PL-CU  
TOTAL ACREAGE: ±8.54 AC  
R/W DEDICATION: 0.82 AC  
NET SITE ACREAGE: 7.72 AC  
BUILDING/STRUCTURE SETBACKS (MIN.)  
FROM PRIMARY STREET (MIN.): 5'  
FROM SIDE STREET (MIN.): 5'  
SIDE LOT LINE (MIN.): 0' OR 6'  
REAR LOT LINE (MIN.): 0' OR 6'  
ALLEY 4' or 20' MIN.  
BUILD-TO (URBAN FRONTAGE)  
PRIMARY STREET: 10. MIN./50' MAX.  
BUILDING WIDTH IN BUILD-TO (50% MIN.): 55%  
SIDE STREET (0' MIN./100' MAX.): N/A  
BUILDING WIDTH IN SIDE BUILD-TO (25% MIN.): N/A  
PARKING SETBACKS (MIN.)  
PRIMARY STREET (TRINITY ROAD): 50'  
SITE STREET: 10'  
SIDE PROPERTY LINE: 0' OR 3'  
REAR PROPERTY LINE: 0' OR 3'  
ALLEY: 4'

VEHICULAR PARKING REQUIRED  
RESIDENTIAL:

1 SPACE / D.U. X UNITS (0-1 BEDROOM) + 1  
SPACE PER 10 UNITS FOR VISITORS  
2 SPACE / D.U. X UNITS (2 BEDROOM) + 1 SPACE  
PER 10 UNITS FOR VISITORS  
TOTAL UNITS  
1 BDRM - 83  
2 BDRM - 71  
TOTAL 154

PARKING REQUIRED = 216  
240 LESS 10% REDUCTION (240 X 0.10 = 24)

PARKING PROVIDED	STANDARD	HC
SURFACE	176	7
GARAGE	32	2
	208	9

TOTAL PROVIDED = 217  
BICYCLE PARKING REQUIRED  
SHORT TERM: 1 SPACE / 20 UNITS = 8 SPACES  
(MIN. 4 SPACES)  
LONG TERM: N/A --  
BICYCLE PARKING PROVIDED = 8 SPACES

TREE CONSERVATION SUMMARY  
TREE CONSERVATION AREA: 10%

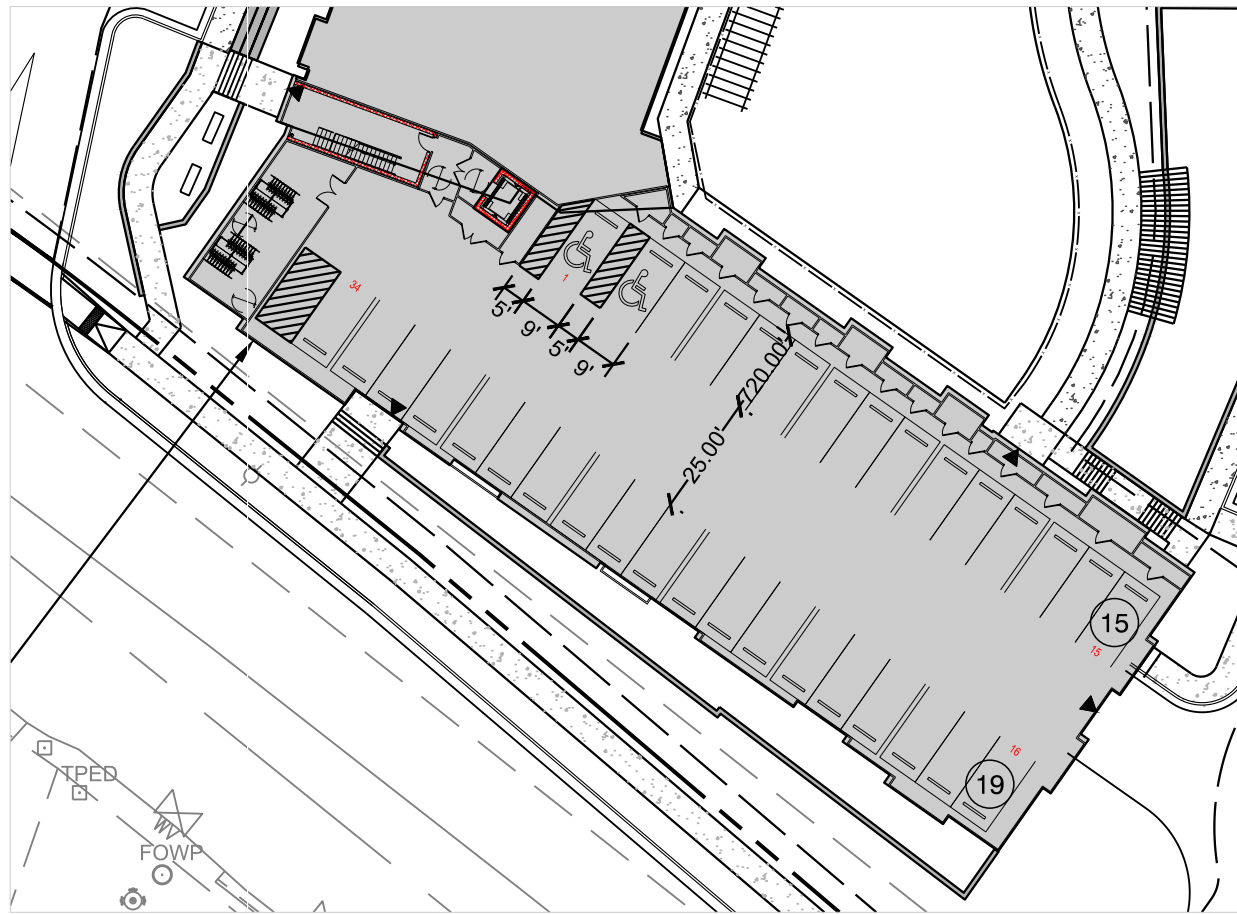
TREE CONSERVATION PROVIDED = 0.78AC  
(10.10%)  
OUTDOOR AMENITY AREA REQUIRED: 33,628 SF  
(10%)  
OUTDOOR AMENITY PROVIDED = 34,926 SF  
(0.80 AC)  
STREET TYPOLOGY:  
TRINITY ROAD - AVENUE 4-LANE DIVIDED  
(104' R/W)  
DENSITY:  
ALLOWED (MAX): 30 UNITS PER ACRE  
PROPOSED: 18.62 UNITS PER ACRE

SITE NOTES:

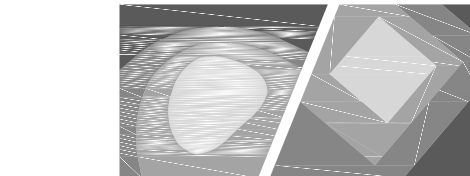
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDSCAPE PLAN SHEETS.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM TRINITY ROAD UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
- ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
- ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN
- CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
- ALL CURB TAPERS ARE SIX (6) FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
- WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. THE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT; MATCH WIDTH OF EXISTING WALKWAY.
- WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.5' WIDE AS MEASURED FROM THE FACE OF CURB.
- MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.
- SIGHT TRIANGLES - NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
- THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL
- HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE DETAILS AND GRADING SPOT ELEVATIONS. IF THE EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE 1/12 FOR 6-FEET OR A MAXIMUM CROSS SLOPE OF 1:48 AND A 36" MINIMUM LANDING, THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
- THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NCDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
- ALL PROPOSED OUTDOOR LIGHTING WILL MEET THE STANDARDS OF UDO SEC 7.4 AND ZONING CONDITIONS Z-22-17 #4 AND #5.
- ALL MECHANICAL EQUIPMENT WILL MEET THE SCREENING STANDARDS OF UDO SEC 7.2.5.

SITE LEGEND

- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED STOP BAR
- PROPOSED CROSSWALK
- PROPOSED SIGN
- H/C PROPOSED ADA PARKING SPACE
- PROPOSED CIP WALL
- PROPOSED WHEEL STOP
- PROPOSED GRAVEL TRAIL
- PROPOSED TREELINE
- PROPOSED BIKE RACK
- PROPOSED BENCH
- LIMITS OF DISTURBANCE
- ACCESSIBILITY ROUTE
- BUILDING ENTRY



GARAGE PARKING - BUILDING A



STEWART

421 FAYETTEVILLE ST., SUITE 400 FIRM LICENSE # C-1051  
RALEIGH, NC 27601 www.stewartinc.com  
T 919.386.8750 PROJECT # C17074

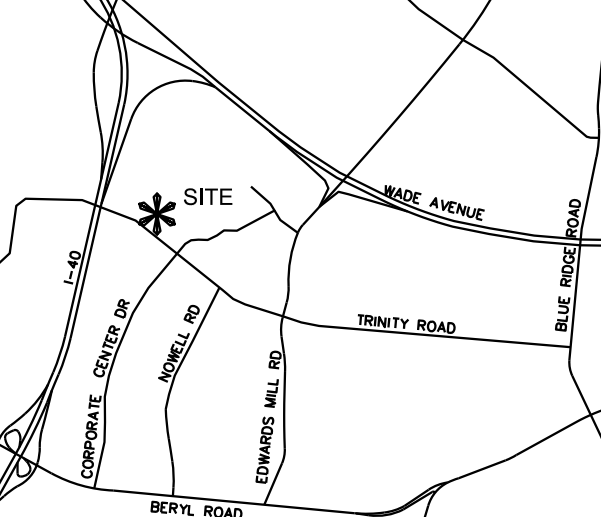
Client:

KOTARIDES DEVELOPERS  
5601 VIRGINIA BEACH BLVD  
VIRGINIA BEACH, VA 23462  
T: (757) 461.1000

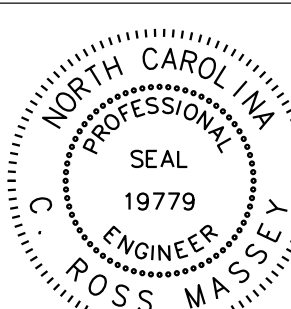
Project:

TRINITY  
WOODS  
APARTMENTS

Vicinity map:



Seal:

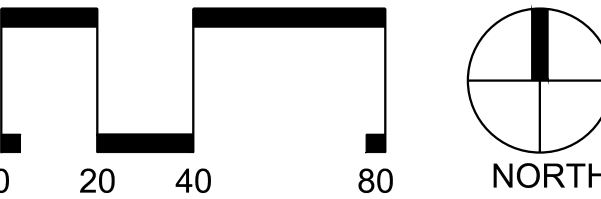


PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION

Issued for:

ADMINISTRATIVE  
SITE REVIEW

No.	Date	Description
1	02.27.2018	REVISIONS TO CITY 1ST REVIEW
2	03.27.2018	REVISIONS TO CITY 2ND REVIEW
3	04.19.2018	REVISIONS TO CITY 3RD REVIEW



SCALE: 1"=40'

Title:

SITE PLAN

Project number: C17074 Sheet:  
Date: 01.11.2018  
Drawn by: SP  
Approved by: CRM

C3.00